

C. PROJECT DESCRIPTION

Silverstone at Pinnacle Peak is comprised of Residential, Commercial and Municipal uses blending employment, office, retail and multi-generational uses. The project is based upon a live-work-play environment that encourages pedestrian activities and interaction in a high quality of life setting.

The residential uses are primarily located in the eastern half of the property, with the commercial uses located in the northwest corner, which is planned as a neighborhood retail center, and in the southwestern corner of the property primarily Office uses.

A significant planning constraint on the property is the Rawhide Wash. This wash is a major regional drainage feature for this part of north Scottsdale. 100 year storm event flows have been calculated to be approximately 10,900 CFS. The existing wash currently flows across Pinnacle Peak Road, traversing the property diagonally until it flows across Scottsdale Road at multiple locations. During rainfall events, both Pinnacle Peak and Scottsdale Roads are inundated with stormwater, resulting in unsafe conditions. The entire property is located within a Federal Emergency Management Administration (FEMA) designated flood plain. The floodplain is further defined as a Zone AO with one (1) foot average flood depth.

As the property is developed, the Rawhide Wash will be channelized from the point where it enters the property by crossing under Pinnacle Peak Road at a bridge structure, traversing the property diagonally, and ultimately exiting near the mid point of Scottsdale Road, crossing under at another bridge.

The Rawhide Wash improvements, like the rest of the development of the property, will be in two phases. Phase one will be a bridged crossing serving Pinnacle Peak Road. Phase Two of the Rawhide Wash construction will coincide with the City of Scottsdale's construction of Scottsdale Road.

The drainage ditch which runs along the south side of Pinnacle Peak Road and a flow channel through a portion of the project are designated as Waters of the United States and are subject to the US Army Corps of Engineers. Application has been submitted to the Corp for "Unavoidable Impacts" on the washes.

Onsite development will occur in two major phases. As noted previously, the residential uses will be developed in Phase 1 and the Commercial parcels will be developed in Phase 2. There may also be some inter-parcel phasing.

INTERSECTION IMPROVEMENTS:
ADDITIONAL INTERIM
TURNING LANES

PINNACLE PEAK IMPROVEMENTS:
FULL STREET CONSTRUCTION
FROM SCOTTSDALE RD TO MILLER RD.

INTERSECTION IMPROVEMENTS:
ADDITIONAL TURNING LANES

INTERSECTION IMPROVEMENTS:
TRAFFIC SIGNAL CONSTRUCTION

WILLIAM ROAD IMPROVEMENTS:
NORTH HALF STREET IMPROVEMENTS

INTERSECTION IMPROVEMENTS:
TRAFFIC SIGNAL CONSTRUCTION

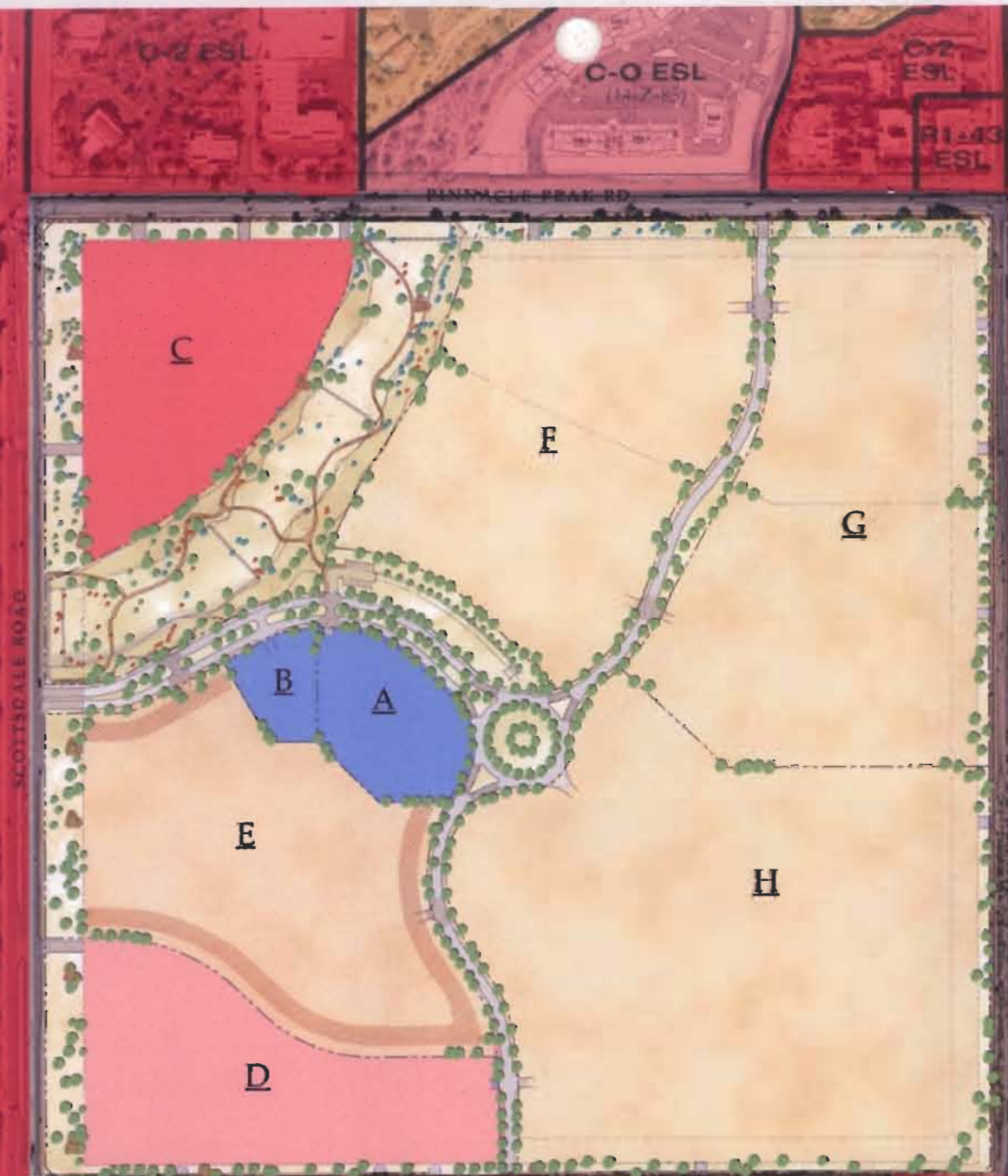
MILLER ROAD IMPROVEMENTS:
WEST HALF STREET IMPROVEMENTS

NOTE: ALL BOUNDARIES AND ACREAGES
SHOWN ARE CONCEPTUAL AND
APPROXIMATE ONLY



PHASING SITE PLAN
SILVERSTONE
AT PINNACLE PEAK
PREPARED FOR: RHVT, LLC
PREPARED BY: H&S INTERNATIONAL
JULY 1, 2005 REV. 10-4-05

2-MP-2006
5-25-06



LEGEND

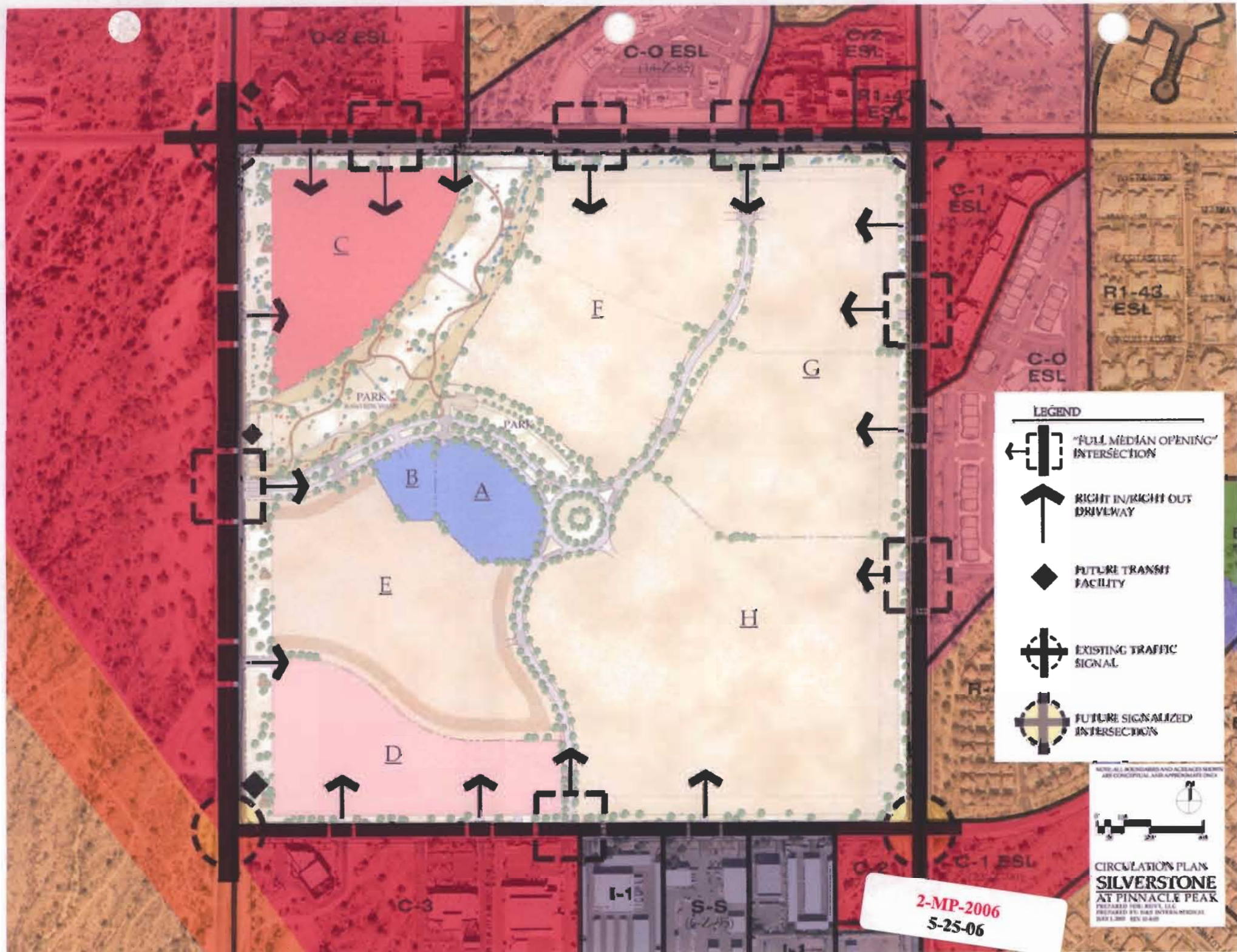
- MUNICIPAL
- COMMERCIAL/RETAIL
- COMMERCIAL/OFFICE
- RESIDENTIAL
- RESIDENTIAL, LIVE/WORK
- OPEN SPACE

NOTE: ALL BOUNDARIES AND AREA/ACREAGE SHOWN ARE CONCEPTUAL AND APPROXIMATE ONLY



**LAND USE PLAN
SILVERSTONE
AT PINNACLE PEAK**
PREPARED FOR: RHYE, LLC
PREPARED BY: HAS INTERNATIONAL
REV 1.000 RHY 10-09

**2-MP-2006
5-25-06**



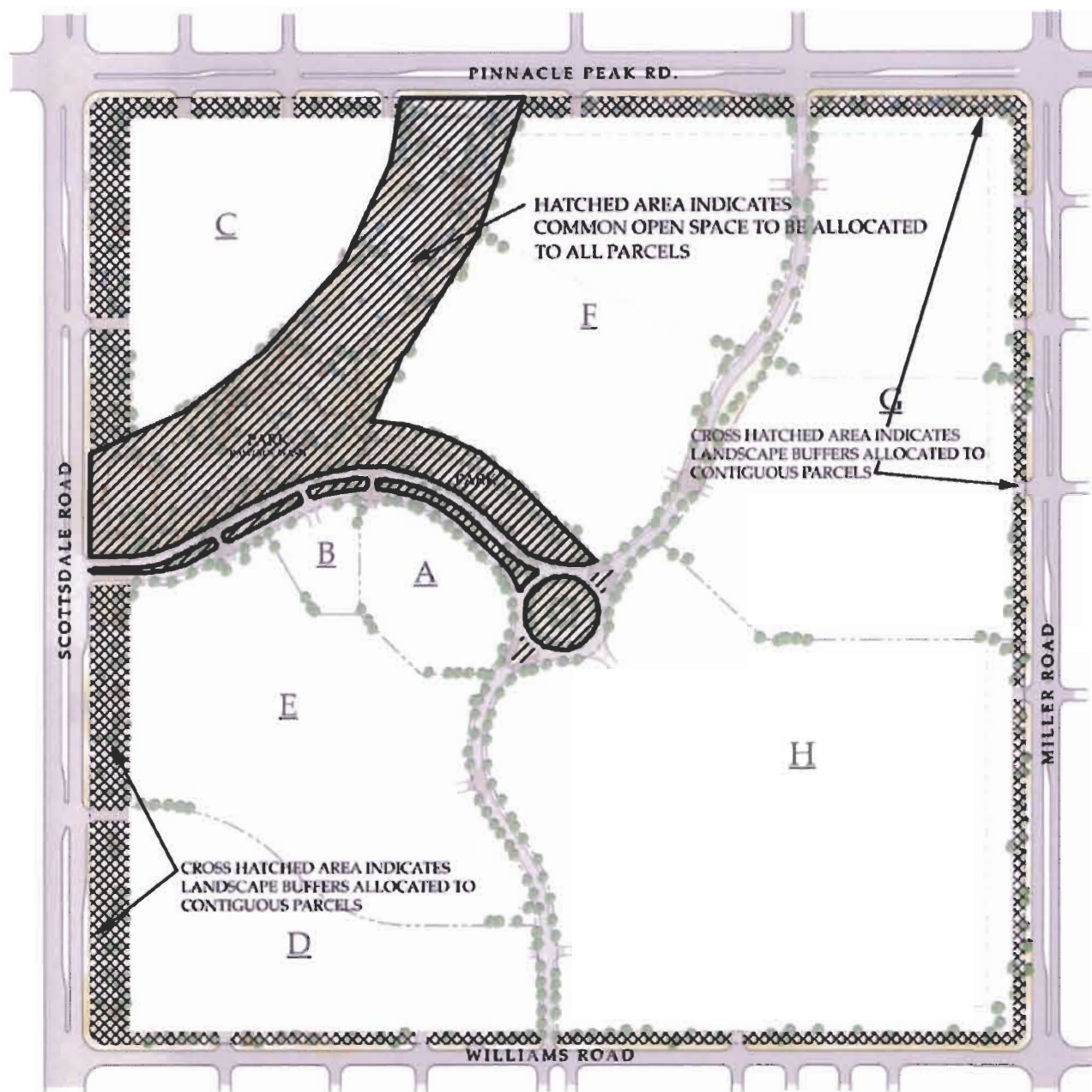
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- "FULL MEDIAN OPENING" INTERSECTION
- RIGHT IN/RIGHT OUT DRIVEWAY
- FUTURE TRANSIT FACILITY
- EXISTING TRAFFIC SIGNAL
- FUTURE SIGNALIZED INTERSECTION



CIRCULATION PLAN
SILVERSTONE
 AT PINNACLE PEAK
 PREPARED FOR: RHYL, LLC
 PREPARED BY: RAY INTERNATIONAL
 DAY 1, 2005 REV 10-06

2-MP-2006
 5-25-06

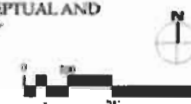


COMMON OPEN SPACE ALLOCATION

PARCEL	PARCEL SIZE	% OF TOTAL
A	3.24	2.6%
B	1.24	1.0%
C	12.47	9.8%
D	12.42	9.8%
E	17.47	13.8%
F	21.82	17.2%
G	23.77	18.8%
H	34.26	27.0%
TOTALS	126.69	100.0%

EACH PARCEL IS RESPONSIBLE FOR MAINTENANCE OF CONTIGUOUS ROW AND LANDSCAPE BUFFERS

NOTE: ALL BOUNDARIES AND ACREAGES SHOWN ARE CONCEPTUAL AND APPROXIMATE ONLY



OPEN SPACE ALLOCATION PLAN SILVERSTONE AT PINNACLE PEAK

PREPARED FOR: RHVT, LLC
PREPARED BY: H&S INTERNATIONAL
JULY 1, 2005 REV. 10-4-05

2-MP-2006

5-25-06



King Of The Hill
H&S International LLC

RAWHIDE WASH
SILVERSTONE
AT PINNACLE PEAK
PREPARED FOR: RHYL, LLC
PREPARED BY: H&S INTERNATIONAL
JULY 1, 2005

2-MP-2006
5-25-06



DESIGN BY
H&S INTERNATIONAL, LLC



PEDESTRIAN PATH AND BIKE TRAIL

PEDESTRIAN SHADE SHELTER
SILVERSTONE
AT PINNACLE PEAK
PREPARED FOR: KHVT, LLC
PREPARED BY: H&S INTERNATIONAL
JULY 1, 2005

2-MP-2006
5-25-06



STUDIO 345
H&S INTERNATIONAL / LLC

ROUNABOUT SKETCH
SILVERSTONE
AT PINNACLE PEAK
PREPARED FOR: RHVY, LLC
PREPARED BY: H&S INTERNATIONAL
JULY 1, 2005

2-MP-2006
5-25-06